

Rhode Island Housing Resources Commission  
Draft Minutes of November 12, 2015  
Quarterly Meeting



**ATTENDANCE**

**1. Commissioners Present:**

Santos, Matt, Chair  
Brophy, Michelle  
Bruckshaw, James  
Deary, Gene Michael  
Fields, Barbara  
Flynn, Kevin  
Johnson, Jean  
Lodge, Melina  
McCleary, Macky  
Raymond, Joseph  
Schultz, Gregory  
Schwartz, Rhonda  
Sneesby, Fred  
Ryczek, Jim  
Vadnais, Steve  
Wallin, Erik  
Zaslow, Carrie

Chair  
Representing Maria Montanaro, RI BHDDH  
Representing Nicole Alexander-Scott, Dir. Dept. of Health  
Representing RI Bankers Association  
Representing Nicolas Retsinas, RI Housing  
Representing Michael DiBiase, DOA Director  
House of Hope  
Ex. Dir. Housing Network of RI  
Director of Dept. of Business Regulations  
Local Building Official  
Representing Peter Kilmartin, Attorney General  
Representing Charles Fogarty, Dept. of Elderly Affairs  
Representing Melba DePena, Dept. of Human Services  
RI Coalition for the Homeless  
RI Association of Ex. Directors for Housing  
Exec. Dir. Operation Stand Down  
Local Initiatives Support Corporation

**2. Members Absent**

Alexander-Scott, MD, Nicole  
Bryer, Lisa W.  
Caldwell, Jr., David  
Cullen, Sandra  
DeCubellis, David  
Fuerte, Elizabeth  
Garlick, Joseph  
Guedes, Margarita Robledo

Director, RI Dept. of Health  
Local Planner, Jamestown  
Rhode Island Builders Association  
Senior Housing Advocate  
Rhode Island Mortgage Bankers Assoc.  
Advocate for Racial Minorities  
NeighborWorks Blackstone River Valley  
Representing Lead Poisoning Agency

Newton, Charles  
Tedesco, Philip  
Pires, Antonio

Representative of Fair Housing  
Representing Robert Martin, Pres. RI Realtors Assoc.  
Representing Insurers

### **Staff**

Tondra, Michael  
Bray, Mary  
Raymond Neirinckx  
Price, Darlene  
Witcher, Pheamo

RI Office of Housing & Community Development  
RI Office of Housing & Community Development  
RI Office of Housing & Community Development  
RI Office of Housing & Community Development  
RI Office of Housing & Community Development

### **Guests**

LeeAnn Bryne  
Michelle Wilcox  
Jeanne Cola  
Laura Archambault  
Jessica Mowry  
William DeLuca  
Amy Rainone  
Adrian Boney  
Anthony DeQuertro

RI Coalition for the Homeless  
Crossroads  
LISC  
RI Housing  
EOHHS  
DBR  
RI Housing  
RI Foundation  
Operation Stand Down

## **1. Call to Order**

The meeting was called to order at 2:38 p.m. by Director Mike Tondra. A quorum was noted for today's meeting.

## **2. Welcome and Introductions**

Director Tondra welcomed all in attendance and all Commission members and designees introduced themselves.

## **3. Report of the HRC Chair/Director**

Mike Tondra reported on the following:

### **Expedited Permit – Churchwoods**

Mike gave brief explanation of "Expedited Permitting". The intent of the law is to expedite the review process for housing projects of critical concern. Churchwoods, a 24-unit elderly affordable housing project in Charlestown, is the first application received since passage in 2009. The project meets thresholds established by the law and has been submitted and approved by Statewide Planning, as consistent with State Land Use policy. Therefore, the project has received the designation as a housing "project of critical concern".

## **Budget Discussion**

Mike Tondra went over Budget Report that was included in packets as well as passed out at the meeting. Report included budget summaries for FY 2015 and FY 2016. All vendors were listed by sub-categories. All 2015 funds have been fully obligated/expended. Reserved amounts for Lead Outreach and Education, System Change Work and House of Hope that were taken up at the last HRC meeting are still set aside. House of Hope's request for increased funding under the Rental Subsidy Program is being reviewed by staff. Mike went through the current/projects FY 2016 budget.

## **Vice-Chair**

An appeal was made for a Vice-Chair of the HRC. Anyone interested in serving as Vice-Chair was asked to contact Mary Bray so that a formal Vice Chair can be voted on at the next meeting.

## **Quorum was met at 2:51 PM.**

### **4. Prior Meeting(s) Minutes**

Motion was made by Jim Ryczek and seconded by Michelle Brophy to approve the minutes of June 12, 2015 and September 17, 2015, as amended. Motion passed unanimously with Eric Wallin abstaining.

### **5. Turning Point II, Modification of Developer**

Resolution #1 – Motion made by Gene Deary, seconded by Barbara Fields, that the HRC approves the modification of the developer on the Turning Point II, Continuum of Care funded project to Operation Stand Down. The resolution passed unanimously with Eric Wallin abstaining.

### **6. Housing Market Analysis**

Resolution #2 – Motion made by Gene Deary, seconded by Jean Johnson, that the HRC authorizes the allocation of \$20,000 of HRC State resources to Rhode Island Housing to support of the Housing Market analysis being conducted by Housing Works. The motion passed unanimously with Barbara Fields and Macky McCleary abstaining.

### **7. Continuum of Care**

#### **a. Veterans Voucher - Resolution #3**

The HRC authorizes the allocation of HRC State resources sufficient to support homeless veteran rental subsidies for up to 30 households, contributing to functionally ending homelessness among veterans in Rhode Island. Motion made by Eric Wallin and seconded by Jim Ryczek and passed unanimously.

#### **b. Crossroads Family Shelter - Resolution #4**

The HRC authorizes the allocation of up to \$115,000 in HRC State resources to Crossroads Rhode Island, allowing the agency to maintain operation of the former Rhode Island Family Shelter in Warwick. Motion to approve was made by Jim Ryczek and seconded by Jean Johnson (and Eric Wallin) and passed unanimously.

#### **c. Emergency Winter Family Vouchers - Resolution #5**

The HRC authorizes the allocation of up to \$20,000 to HRC State resources to support emergency winter shelter hotel rental subsidies for families, as needed, provided through approved Consolidated Homeless Fund vendors. Motion to approve was made by Michelle Brophy and seconded by Carrie Zaslow and passed unanimously.

**d. Extension of Existing “Homeless Systems” Contracts – Resolution #6**

The HRC authorizes the extension of the existing homeless “systems” contracts of RICH and Crossroads through the next cycle of the Consolidated Homeless Fund, during which these functions will again be solicited through an RFP. The HRC further authorizes the allocation of HRC resources sufficient to extend these contracts through that period. Motion to approve was made by Barbara Fields and seconded by Gene Deary and passed unanimously.

**e. Authorization to issue RFP(s) – Resolution #7**

The HRC instructs the HRC staff to issue a Request for Proposal (RFP) relative to the elements of the State’s Coordinated Intake and Assessment Systems which are not currently supported through existing contracts. The specific functions of “Diversion” and support of “Housing Navigators” will be included in this RFP. The amount approved by the HRC to be made available will be \$250,000. Motion to table was made by Steve Vadnais and seconded by Melina Lodge. Michelle Brophy raised various concerns and opposed passage. Motion passed.

**f. Other items for Discussion – No other items.**

**g. Approval of COC Ranking of Projects**

Laura Archambault gave explanation of Ranking of COC projects and how they had to be approved by the HRC before the grant application could be forwarded to HUD. Quite a bit of discussion took place on amounts requested and amounts approved by the Ranking Committee.

It was suggested by Mike Tondra that Barbara Fields and HUD have staff report at the January HRC meeting a summary of the budgeting exercises that have been taking place and where folks currently stand and the losses for a system planning perspective.

Motion was made by Macky McCleary seconded by Michelle Brophy to approve the COC ranking as submitted. Motion passed with Jean Johnson and Eric Wallin abstaining.

**8. Healthy Housing**

**a. DBR Training Communication**

Motion made by Kevin Flynn and seconded by Carrie Zaslow the HRC staff issue a letter to the Dept. of Business Regulations (DBR), requesting they notify existing vendors of Lead Hazard Mitigation training that only those with a HRC approved curriculum should continue offering training after January 1, 2016. Motion passed unanimously.

**b. Authorization to issue RFP regarding Healthy Housing**

After much discussion, motion was made by Joe Raymond and seconded by Kevin Flynn to table this issue until January meeting. Greg Schultz was concerned about delays and abstained from vote.

**c. Healthy Housing Funding**

Motion was made by Kevin Flynn and seconded by Joe Raymond that HRC staff disburse the remaining lead-based paint funds of \$150,000.00 to Rhode Island Housing for use along with their HUD Lead hazard Reduction Program. Motion passed unanimously.

**9. Affordable Housing Bond**

Motion was made by Jean Johnson and seconded by Eric Wallin to issue a letter to the Administration in support of inclusion of an Affordable Housing Bond in the next State Budget. Preservation dollars for public housing should be addressed in letter. Motion passed unanimously.

## **10. Announcements**

### **a. Housing Fact Book 2015**

Is now available

### **b. 2016 Meeting Dates**

Dates will be set up for January, April, September and November for 2016,

## **11. Public Comment**

Jeanne Cola – (RI LISC) Spoke about presentation on Climate Change given by Statewide Planning and storm tools. Jeanne found it very informative and suggested that HRC may want to have presentation given at one of the upcoming meetings. Jeanne also congratulated Kevin Flynn on his upcoming retirement and thanked him for all of his hard work and dedicated service to the HRC.

Michelle Wilcox – (Crossroads RI) Wanted to thank HRC for funding for the RI Family Shelter. She also spoke of the need to shift to “Housing First” as a State. She also stressed the importance of Housing Locators/Navigators. The issue of past-due utilities was also raised.

Meeting adjourned at 4:48 PM